

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Town Planning - Town Planning - Change of land use from Residential use to Central Commercial use in T.S.No.1475 to an extent of 713.16Sq.mtrs of Kakinada Municipal Corporation - Draft Variation - Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 561

Dated:21-12-2011.

Read the following:-

- 1) G.O.Ms.No.389 MA., dated:10-09-1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.2889/2011/R, dated:30-05-2011.
- 3) Govt. Memo No.14168/H1/2011-1, MA Dated:12-07-2011.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.351, Part-I, dt:14-07-2011.
- 5) From the Director Town & Country planning, Hyderabad Lr.no.2889/2011/R, dated:09-12-2011

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O R D E R:-

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated:10-09-1975 was issued in Government Memo. No.14168/H1/2011-1, Municipal Administration & Urban Development Department, dated:12-07-2011 and published in the Extraordinary issue of A.P. Gazette No. 351, Part-I, dated:14-07-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning in his letter 09-12-2011, has stated the Commissioner, Municipal Corporation, Kakinada has informed that the applicant has paid an amount of Rs.24,400/- (Rupees twenty four thousand four hundred only) towards development/ conversion charges, as per G.O.Ms.No.158., MA., dated 22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Kakinada Municipal Corporation, Kakinada.

Copy to:

The individual through the Municipal Commissioner, Kakinada Municipal Corporation, Kakinada.

The District Collector, East Godavari District.

SF/SC..

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.351, Part-I, dated:14-07-2011 as required by clause (b) of the said section.

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VARIATION

The site in R.S.No.1475 to an extent of 713.16Sq.mtrs of Kakinada Municipal Town, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dated:10-09-1975, is designated for Central Commercial use by variation of change of land use as marked "A,B,C,D,E,F" as shown in the revised part proposed land use map GTP.No.18/2011/R which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall handover road affected portion under 80'-0" and 40'-0" Master Plan roads to the Local Body through Registered gift deed at free of cost.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Building of Vyzers Subba Rao, D.No.13-1-22.
East : Building of Chavali Venkata Suryanarayana, D.Nos.13-5-3, 13-5-4, 13-5-5.
South : Existing 30'-0" road to be widened to 40'-0" as per Master Plan.
West : Existing 60'-0" road to be widened to 80'-0" as per Master Plan.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER